

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE
URBAN RENEWAL PLAN FOR THE BRUNSWICK-KING URBAN RENEWAL PROJECT

WHEREAS, in connection with an application of the Boston Redevelopment Authority (hereinafter called the "Authority") to the Department of Housing and Urban Development (hereinafter called "HUD") for financial assistance under Title I of the Housing Act of 1949, as amended, the approval by the Authority of an Urban Renewal Plan for the project area involved in such application (such area being defined in said Plan text) is required by the Federal Government before it will enter into a contract for loan and grant with the Authority under said Title I;

WHEREAS, there was presented to this meeting of the Authority, for its consideration with approval, a copy of an Urban Renewal Plan for the Project Area, dated May 1972, which Plan is entitled "Brunswick-King Urban Renewal Plan" and consists of a title page, a table of contents of two pages, 23 pages of text, and four maps which are attached thereto and certified by the Secretary of the Authority to be part of such Plan;

WHEREAS, the Authority, pursuant to Chapter 652 of the Acts of 1960, has been granted the powers and shall perform the duties conferred on planning boards of cities in Massachusetts by general laws applicable to Boston, including Section 70 of Chapter 41 of the Massachusetts General Laws, and has also been granted the powers and shall perform the duties conferred or imposed by statute or ordinance on the former City of Boston Planning Board;

WHEREAS, the Urban Renewal Plan has been reviewed for conformity with the "1965-1975 General Plan for the City of Boston and the Regional Core" (hereinafter called the "general plan"), which was duly approved by the Authority at its meeting on March 11, 1965, and for consistency with local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of HUD effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended;

NOW, THEREFORE, it is hereby RESOLVED:

- (1) That the Urban Renewal Plan is based upon a local survey, conforms to the comprehensive plan for the locality as a whole and to the workable program for community improvements, and is consistent with the aforesaid local objectives of the community;
- (2) That the Brunswick-King Urban Renewal Plan is hereby in all respects approved;
- (3) That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project Area;
- (4) That the Secretary of the Authority is hereby authorized to reproduce the 4 maps which are a part of said Plan, and upon appropriate certification thereof by the Secretary, to file the Urban Renewal Plan, consisting of the aforesaid title page, table of contents, 23 pages of text and 4 maps which are reproduced as aforesaid, with the minutes of this meeting and in appropriate recording offices, and such Urban Renewal Plan, with the certification of the Secretary inscribed thereon, shall be conclusively deemed to be the official Urban Renewal Plan of the Authority for the Brunswick-King Urban Renewal Project; and
- (5) That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Authority with regulations of HUD effectuating Title VI of the Civil Rights Act of 1964.

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MEMORANDUM

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TO: Boston Redevelopment Authority
FROM: Robert T. Kenney, Director
SUBJECT: BRUNSWICK-KING URBAN RENEWAL PLAN AND FINAL PROJECT REPORT

Summary: The Authority is requested to approve the Urban Renewal Plan and Relocation Program for the Brunswick-King Urban Renewal Area and to authorize the transmittal of the Plan and Relocation Program to the Mayor and City Council and to the State Department of Community Affairs; to authorize the filing of an Application for Loan and Grant with the Department of Community Affairs; to authorize the filing of an Application for Loan and Grant with the Department of Housing and Urban Development; to authorize the execution of the Cooperation Agreement with the City of Boston; and to approve a Resolution relative to conditions in the Project Area.

The staff of the Redevelopment Authority and the Model Cities Administration have completed the Urban Renewal Plan for the Brunswick-King Urban Renewal Area and the required supporting documentation in the form of a Final Project Report, Part I and II of the Application for Loan and Grant. I am pleased to submit this Plan and Report today for formal consideration by the Board and urge the Board's approval of the Renewal Plan proposal. In addition, I recommend that the Authority authorize the transmittal of these documents to the Mayor and City Council and to the appropriate State and Federal authorities for their review and approval, and further that the Authority authorize the execution of a Cooperation Agreement with the City for this project.

The Brunswick-King Urban Renewal Project lies within Sub-Area V of the Model Cities District of the City of Boston. Initial planning for this project began in 1970 with the joint preparation of the Survey and Planning Application by Authority and Model Cities Administration staffs. The filing of this application to the Department of Housing and Urban Development was approved by the Authority on April 2, 1970. Funds for surveys and planning were approved by H.U.D. in mid-1970 and a capital grant reservation of \$1.5 million was established.

The Brunswick-King area was chosen for renewal treatment because it provided the opportunity for early development of housing without extensive clearance and relocation, and because renewal seemed feasible with the limited funds available. Early in 1972, Freedom House, Inc., began construction of 129 units of low and moderate income housing within the project area on land that was vacant and predominantly City-owned. It is estimated that construction of these units will be completed in the Spring of 1973. The Authority also applied for H.U.D. Legacy of Parks funding to develop five parcels within the Brunswick-King Area, and thus increase the availability of Federal funds for this project. This proposal was approved in October, 1972 and a reservation for \$278,495 in matching funds was established pending City Council approval.

The documents submitted today consist of the following:

- (1) An Urban Renewal Plan covering a 33 acre project area in the Roxbury section of Boston. This plan provides a framework for renewal action in the project area and regulates its future development.
- (2) Part I and II (Final Project Report) of the Application for Loan and Grant with a net project cost of \$1,262,874. The total Federal Capital Grant required for the project is \$1,350,374 including a Rehabilitation Grant of \$87,500. The local share is comprised of pooled local capital grant-in-aid credit from approved projects.
- (3) A proposed Cooperation Agreement with the City of Boston respecting such actions as may be necessary or desirable on its part to assist in carrying out the Project.
- (4) The Determinations and Findings relative to the condition of the project area and clearance area.

The basic objectives of urban renewal action in the Brunswick-King Urban Renewal Area are to eliminate threatening conditions of blight, deterioration and obsolescence, and to provide basic neighborhood facilities in order to facilitate orderly growth and stability in this area. Specifically, the objectives are:

- a) to insure the public health and safety;
- b) promote and expedite public and private development;
- c) strengthen the physical pattern of local neighborhood activities including the development of parks and open space to support existing and proposed residential uses;
- d) promote stability of the existing housing stock through rehabilitation and new construction;
- e) provide a substantial number of low and moderate cost housing units through rehabilitation and new construction;
- f) provide land for public facilities in need of expansion.

In summary, the principal features of the Renewal Plan include the following:

- (1) Low and Moderate Income Housing
The construction of 147 units of low-moderate income housing of which 129 are presently under construction.
- (2) Parks and Playgrounds
The provision of five new parks within the project area include a playground facility for the King Middle School which presently has no indoor or outdoor recreational facilities. They will be developed and financed under the Legacy of Parks Program.
- (3) Rehabilitation Activities
Within the rehabilitation section of the project area, south of the proposed New Dudley Street, the renewal program emphasizes rehabilitation for over 75% of the existing housing. Only those structures which are clearly in substantial disrepair and infeasible of improvement or which are non-conforming uses, are to be acquired and cleared.

(4) Community Facilities and Utilities

Project improvements include the replacement of insufficient water lines, the repairing of storm and sanitary sewer systems, the replacement of the currently inadequate street lighting system, the provision of traffic control signs at all intersections, the resurfacing and reconstruction where necessary of sidewalks and streets.

To accomplish the objectives of the renewal program, acquisition is proposed for 4.8 acres of land. Clearance by the Authority, under the Legacy of Parks Program, is proposed for ten buildings which are in substandard conditions. All but two buildings are vacant and vandalized.

Proposed urban renewal activities will require the relocation of nine households to be carried out under the Legacy of Parks Program which has previously been approved by the Authority and the Department of Housing and Urban Development. No businesses are scheduled to be acquired. It is expected that all households to be relocated will be accommodated by private rental housing in the immediate area currently under construction or made available through rehabilitation activities.

It should be emphasized that this plan has been developed with the full involvement and support of the area's residents. Community participation in the preparation and execution of this project is assured by a Cooperation Agreement between the Authority and the Model Cities Agency. On November 9, the Executive Committee of the Neighborhood Board gave formal approval to the Brunswick-King Urban Renewal Plan.

I therefore recommend that the Authority at this time take the following actions:

- (1) Approve the Urban Renewal Plan for the Brunswick-King Urban Renewal Area.
- (2) Authorize the transmittal of the Plan to the Mayor and City Council and to the Division of Urban Renewal of the State Department of Community Affairs.
- (3) Authorize the filing of Part I and II, Final Project Report, of the Loan and Grant Application with the Department of Housing and Urban Development for Federal financial assistance to undertake the urban renewal project.

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- (4) Authorize the execution of a Cooperation Agreement between the City of Boston and the Authority.
- (5) Approve the Resolution relative to the condition of the Project Area and the Clearance area.

Appropriate resolutions are attached.

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To: The Boston Redevelopment Authority

From: Robert T. Kenney

Date: November 30, 1972

Subject: Open Space Land Program
Project No. OSL-MA-01-06-1039
Contract No. B-1,048

The Department of Housing and Urban Development has approved the Authority's application for a grant of \$82,709, representing 50% of the estimated cost of providing in the Brunswick-King area of Dorchester a small natural park, a tot lot and a teen-age recreation center. This grant is made pursuant to Title VII, Sec. 702 of the U. S. Housing Act of 1961, as amended. The remaining 50% of the project cost will be provided by the City of Boston.

An appropriate Resolution is attached for your consideration.

Attachment

